

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 14000 U.S. HIGHWAY 183 NORTH FROM
3 DEVELOPMENT RESERVE (DR) DISTRICT TO COMMUNITY
4 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.
5

6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from development reserve (DR) district to community commercial-
10 conditional overlay (GR-CO) combining district on the property described in Zoning Case
11 No. C14-2007-0046, on file at the Neighborhood Zoning and Planning Department, as
12 follows:
13

14 A 23.070 acre tract of land, more or less, out of the Rachel Saul Survey Abstract
15 No. 551, in the City of Austin, Williamson County the tract of land being more
16 particularly described by metes and bounds in Exhibit "A" incorporated into this
17 ordinance (the "Property"),
18

19 locally known as 14000 U.S. Highway 183 North, in the City of Austin, Williamson
20 County, Texas, and generally identified in the map attached as Exhibit "B".
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
24

25 Pawn shop services are prohibited uses of the Property.
26

27
28 Except as specifically restricted under this ordinance, the Property may be developed and
29 used in accordance with the regulations established for the (GR) base district and other
30 applicable requirements of the City Code.
31
32
33
34
35

1
2 **PART 3.** This ordinance takes effect on _____, 2007.
3

4
5 **PASSED AND APPROVED**

6
7 §
8 §
9 _____, 2006 § _____

10 Will Wynn
11 Mayor
12

13
14 **APPROVED:** _____ **ATTEST:** _____
15 David Allan Smith Shirley A. Gentry
16 City Attorney City Clerk

Exhibit A



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**ZONING DESCRIPTION
23.070 ACRE OUT OF THE
RACHEL SAUL SURVEY, ABSTRACT NO. 551**

DESCRIPTION OF A 23.070 ACRE (APPROXIMATELY 1,004,926 S.F.) TRACT IN THE RACHEL SAUL SURVEY, ABSTRACT NO. 551 IN WILLIAMSON COUNTY, TEXAS, CONSISTING OF:

A PORTION OF A 23.739 ACRE TRACT, CONVEYED TO 2W HOMESTEAD L.P. BY SPECIAL WARRANTY DEED, DATED DECEMBER 26, 2001, RECORDED IN DOCUMENT NO. 2001095791, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

A PORTION OF A 2.4105 ACRE SAVE AND EXCEPT TRACT (EXHIBIT "B"), DESCRIBED IN SPECIAL WARRANTY DEED, DATED DECEMBER 26, 2001, RECORDED IN DOCUMENT NO. 2001095791, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND;

ALL OF A 1.000 ACRE TRACT, CONVEYED TO CELESTINE WOLF HESTER, BY SPECIAL WARRANTY DEED (LIFE ESTATE), DATED JANUARY 17, 2006, RECORDED IN DOCUMENT NO. 2006004058, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 23.070 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap stamped "Chaparral Boundary" for the northeast corner of the 23.739 acre tract, being also the most northeasterly corner of a 25.370 acre tract recorded in Document No. 2006004060, of the Official Public Records of Williamson County, Texas and in the southwest right-of-way line of US Highway 183, (right-of-way width varies), from which a 3DS cap found bears North 35°33'02" West, a distance of 105.51 feet;

THENCE South 35°33'02" East, along the northeast line of the remainder of the 23.739 acre tract, the northeast line of the remainder of the 2.4105 acre tract, and the southwest right-of-way line of US Highway 183, passing at 489.12 feet a 1/2" rebar with Survcon cap found and continuing for a total distance of 614.76 feet to a Texas Department of Transportation (TxDOT) Type II monument found, for the beginning of a curve to the right;

THENCE continuing along the northeast lines of the remainder of the 23.738 acre tract, the remainder of the 2.4105 acre tract, the 1.000 acre tract and the southwest right-of-way line of US Highway 183, 983.59 feet along the arc of said curve to the right, having a

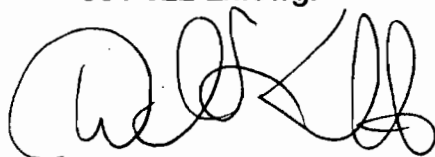
radius of 5,529.16 feet, and through a central angle of $10^{\circ}11'33''$, the chord of which bears South $30^{\circ}27'23''$ East, a distance of 982.29 feet to a TxDOT aluminum cap found for the southeast corner of the remainder of the 23.738 acre tract, being also the northeast corner of Lot 1, Block A, Lakeline Crossing, a subdivision of record in Cabinet Q, Slide 133, of the Plat Records of Williamson County, Texas, from which a TxDOT aluminum cap found bears on a chord South $23^{\circ}40'24''$ East, a distance of 334.04 feet;

THENCE leaving the southwest right-of-way line of US Highway 183, South $69^{\circ}51'17''$ West, along the common line of the 23.739 acre tract and Lot 1, Block A, a distance of 608.43 feet to a nail found in the south line of the 23.739 acre tract, being also an interior corner of the 25.370 acre tract and the northwest corner of Lot 1, Block A, from which a 3DS cap found bears South $21^{\circ}12'35''$ East, a distance of 452.73;

THENCE along the common lines of the 23.739 acre tract and the 25.370 acre tract the following three (3) courses:

1. South $69^{\circ}19'25''$ West, a distance of 17.17 feet to a nail found;
2. North $32^{\circ}03'19''$ West, a distance of 1,581.65 feet to a 1/2" rebar found;
3. North $68^{\circ}45'54''$ East, a distance of 612.98 feet to the **POINT OF BEGINNING**, containing an area of 23.070 acres of land, more or less.

Surveyed on the ground April 04, 2007. Bearing basis is Grid Azimuth for Texas Central Zone State Plan Coordinates, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Survey Drawing No. 334-022-zn.dwg.

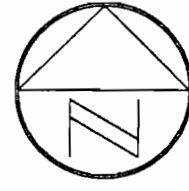


David Klotz Date
Registered Professional Land Surveyor
State of Texas No. 5428

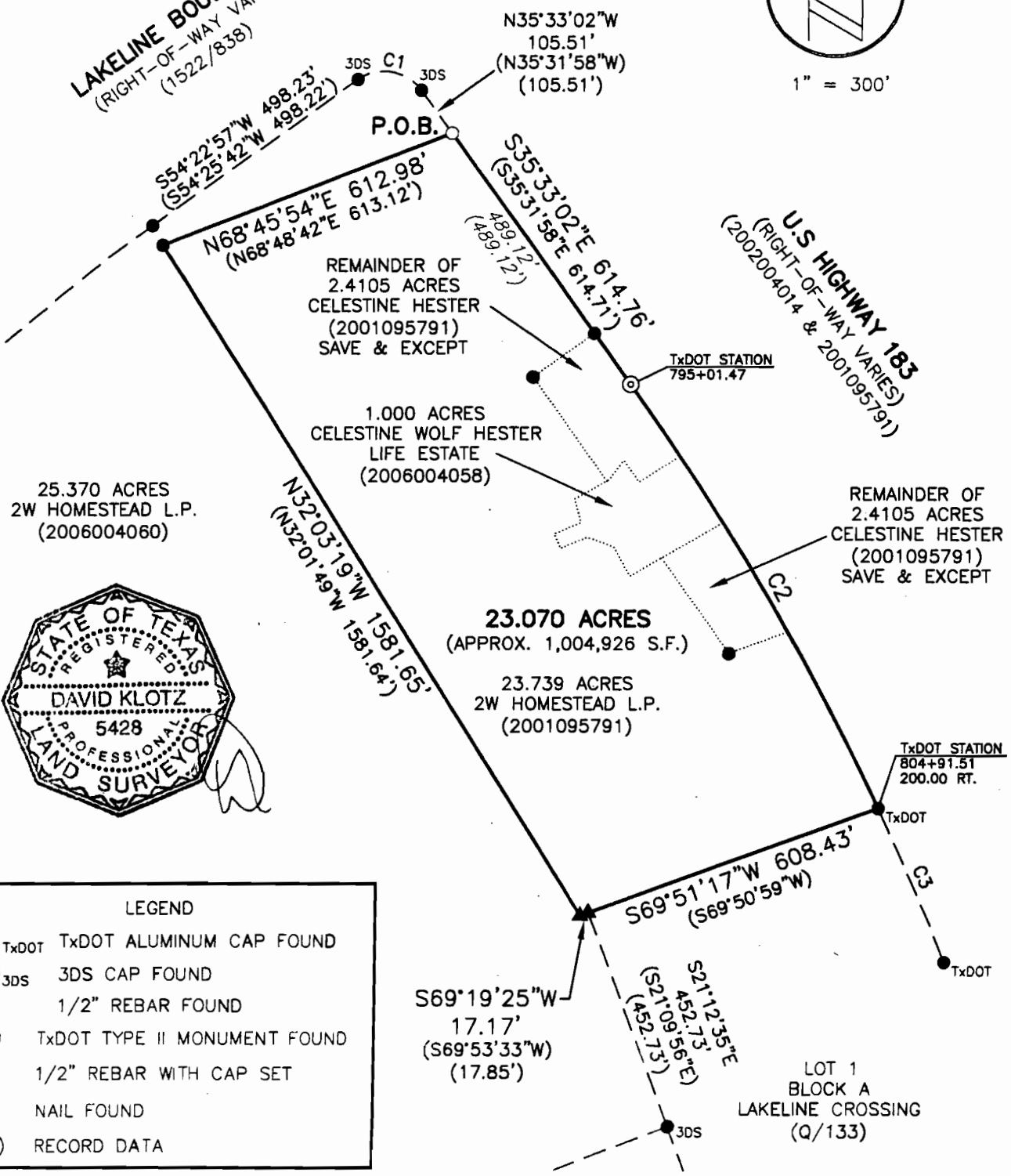
04/12/07



LAKELINE BOULEVARD
(RIGHT-OF-WAY VARIES)
(1522/838)



1" = 300'



LEGEND	
●	TxDOT ALUMINUM CAP FOUND
●	3DS CAP FOUND
●	1/2" REBAR FOUND
⊙	TxDOT TYPE II MONUMENT FOUND
○	1/2" REBAR WITH CAP SET
▲	NAIL FOUND
()	RECORD DATA

PROJECT NO.: 334-022
DRAWING NO.: 334-022-ZN
DATE OF SURVEY: 04/04/07
PLOT DATE: 04/12/07
SHEET 1 OF 2

Chaparral

SKETCH TO ACCOMPANY A DESCRIPTION OF A 23.070 ACRE (APPROXIMATELY 1,004,926 S.F.) TRACT IN THE RACHEL SAUL SURVEY, ABSTRACT NO. 551 IN WILLIAMSON COUNTY, TEXAS, CONSISTING OF:

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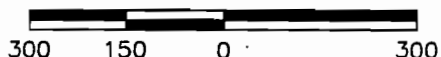
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CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD
C1	88°55'05"	91.04'	89.34'	141.29'	127.53'	N80°24'31"W	(N80°23'40"W 127.45')
C2	10°11'33"	5529.16'	493.10'	983.59'	982.29'	S30°27'23"E	
C3	3°27'43"	5529.16'	167.10'	334.09'	334.04'	S23°40'24"E	(S23°38'14"E 334.90')

SCALE IN FEET

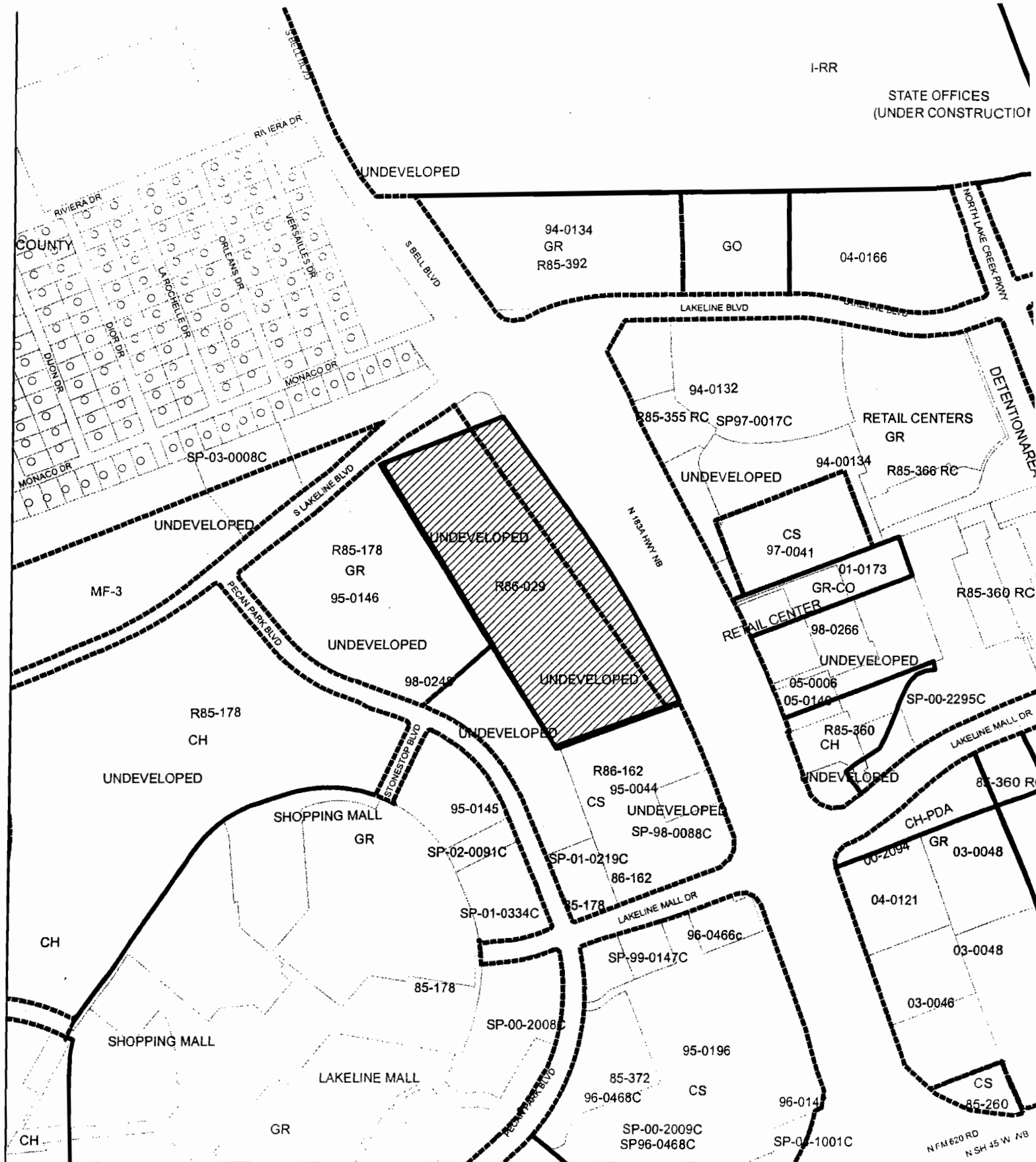


BEARING BASIS: GRID AZIMUTH FOR TEXAS
CENTRAL ZONE STATE PLANE COORDINATES,
BASED ON GPS SOLUTIONS FROM THE
NATIONAL GEODETIC SURVEY (NGS) ON-LINE
POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 334-022-ZN.DOC

Chaparral

PROJECT NO.: 334-022
DRAWING NO.: 334-022-ZN
DATE OF SURVEY: 04/04/07
PLOT DATE: 04/12/07
SHEET 2 OF 2



ZONING Exhibit B

CASE#: C14-2007-0046

ADDRESS: 14000 N US 183 HWY




SUBJECT AREA: 23.070

GRID: F40

CASE MANAGER: S. SIRWAITIS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.



-  Subject Tract
-  Pending Cases
-  Zoning Boundary



1" = 600'